

City Council Regular Meeting, September 10, 2002

Twin Pines Senior and Community Center, 1223 Ralston Avenue

REGULAR MEETING - 7:30 P.M.

ROLL CALL

COUNCILMEMBERS PRESENT: Metropulos, Cook, Wright, Bauer, Warden

COUNCILMEMBERS ABSENT: None

Staff Present: City Manager Kersnar, Assistant City Manager Rich, City Attorney Savaree, Community Development Director Ewing, Public Works Director Davis, Assistant Finance Director Park, IT Manager Harnish, Recording Secretary Kern

PLEDGE OF ALLEGIANCE

Recording Secretary Kern led the Pledge.

SPECIAL PRESENTATIONS

Mayor's Proclamation to Mr. Thomas Uhrich and Mr. Joel Sawacki recognizing their courageous action and heroism in the Village Court Apartment house fire.

Fire Chief Jewell introduced Mr. Uhrich and Mr. Sawacki and read Proclamations recognizing their heroic efforts during the fire.

Both gentlemen stated they were happy to have been able to help a neighbor in need.

Mayor's Proclamation declaring September 13, 2002, Eagle Scout Day in the City of Belmont in honor of Devin Gaffney.

Mayor Warden read this Proclamation and made the presentation to Devin Gaffney.

He thanked Council for honoring him with his proclamation.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Mr. Kranen, 1902 Notre Dame, asked the Council to consider adopting the banking privacy ordinance that had been adopted by some cities in the County.

COUNCIL MEMBER COMMENTS AND ANNOUNCEMENTS

Mayor Warden announced that there would be a brief ceremony at the flagpole in front of City Hall on September 11th, to commemorate the anniversary of the attacks on the World Trade Center.

Mayor Warden reminded the citizens that the City Council was looking for applicants to serve on the Green Task Force before the September 13th deadline.

Mayor Warden invited everyone to the Art and Wine Festival on September 21-22nd.

C. Cook read a list of the various services that would be held on September 11, 2002, to commemorate the anniversary of the attacks on the World Trade Center.

C. Metropulos stated that Central School would hold an appropriate September 11th ceremony tomorrow for the students and teachers.

CONSENT CALENDAR

Approval of meeting minutes: Special and Regular meetings August 13, 2002.

Approval of Warrant List Dated: August 23, in total amount of \$208,383.33, and dated August 30, in total amount of \$442,518.88.

Written Communication 1). Rec. 8/23 re. At Home Corp., Chapter 11, US Bankruptcy Court Case No. 01-32495-TC; 2). Rec. 8/29 re. PG&E A.97-12-020. request order making new revenue requirements for gas and electric service effective 1/1/03.

Motion to approve Claims Management Report. (None)

Resolution No. 9312 approving an Agreement for Bicycle Transportation Account (BTA) Funding with the California Department of Transportation (Caltrans) for the U.S. Highway 101 Bicycle/Pedestrian Bridge Project in the amount of \$585,000.

Resolution No. 9313 accepting Dedication of a Corrected Storm Drain Easement, Accepting Storm Drainage Improvements, Authorizing release of Permit Bond, Directing Recordation of Notice of Completion, and Approving a Permanent Encroachment Agreement for Retaining Walls within the Public Right-of-Way at 2035 Arbor Avenue, APN-044-093-130.(Milkoviski)

Resolution No. 9314 approving and authorizing execution of second amended Joint Powers Agreement between City of Belmont and other Agencies within the County of San Mateo for the purpose of authorizing a Joint Telecommunications Regulator and Public Utility Franchise Negotiation Structure.

Resolution No. 9315 in support of Belmont/Redwood Shores Elementary School District Parcel Tax Measure A.

On motion by C.Wright, seconded by C. Cook, and approved unanimously, by show of hands to approve Consent Calendar.

OLD BUSINESS

Consideration of a Resolution approving a Professional Services Agreement with Kaplan McLaughlin Diaz (KMD) Architects to provide Architectural Services for the Police Facility/City Hall Project. (\$499,000)

Assistant City Manager Rich explained that staff was recommending KMD Architects of San Francisco to seismically retrofit the City Hall building to allow the Police Department to move in. He explained that in May of this year the Council voted to have staff proceed with option "E" which called for this retrofit project and moving the Police in to the building. Assistant City Manager Rich explained the architect review process and said that KMD had extensive experience in public safety and the ability to step in and take over existing projects. He said their approach to structural engineering may allow some cost savings. He then reviewed the current estimates and timelines and stated that staff would continue to look for cost savings for this project.

Mr. Mueller, Executive Director, KMD Justice, explained that this was a subdivision of KMD Architects and that they devote their energy exclusively to criminal justice facilities. He reviewed the steps taken during a recent project, which had been reengineered in a short time frame and completed within budget.

Mr. Fouad, Project Manager, KMD Justice, reviewed their objective to review the current plans and suggest different options for a cost effective structural design for this seismic retrofit.

In response to Mayor Warden, Mr. Fouad explained that his firm would do parallel plans to look at reducing project costs, and to minimize structural design. He noted that if shear walls were necessary, then the project would have to go through the Planning process, which would add time to the project.

Assistant City Manager Rich explained that the staff was building a review process time frame into the schedule. He said if the no change option was approved, the project may still have to go back through the planning process for landscape changes. He said the goal was to shave \$2 million off the project, and this could require some changes.

Assistant City Manager Rich stated that the architects were aware that the community had approved this design and there were to be minimum changes.

Mr. Danley, Harris & Associates, Project Manager, stated that the project would begin at the design development phase. He said the structural engineers thought the project could be done with a **minimal** structural system to the outside of the building.

Mr. Mueller stated that they would look at the invisible systems and present these along with the financial and visual concepts to Council for approval.

C. Metropulos requested that the engineers provide actual photographs with the changes, so that everyone could determine how the building would look.

In response to C. Warden, Mr. Fouad stated that they were planning on maintaining the schedule that has been presented to Council.

City Treasurer Mason, 5 Debbie Lane, expressed his concerns about the \$8 million burden this construction would cause the City. He requested that Council reject this Professional Services Agreement and refer this matter to the Finance Commission for discussion. He said he thought there were more economical ways to deal with this issue. City Treasurer Mason requested that Council consider his request to refer this to the Finance Commission for examination.

Mr. Ledoux, Finance Commissioner, 848 Miramar Terrace, stated that this capital project would be the largest in Belmont's history and even though funding sources have been identified, these are uncertain times. He said he thought the scope of this project required a deeper financial review, and the Finance Commission was ready to help. Mr. Ledoux stated his concern about eviction of the tenants in the building, which would impact the General Fund negatively. He noted that the \$4.2 million contribution from the Redevelopment Agency would deplete this fund and preclude any more projects that would help add to the tax base. Mr. Ledoux stated that he felt this project needed more thorough financial review.

Mr. Lieberman, 824 Miramar Terrace, Finance Commissioner, stated that he supported the comments of the last two speakers to have the Finance Commission review this proposal before approval. He said he would like to be sure that the City Council receives the full benefit of the financial implications before they move forward with this project.

Recess 9:00 P.M.

Reconvene 9:10 P.M.

C. Bauer stated that he wished he had heard these comments a few months ago when an option was chosen and direction to move forward was given.

C. Wright stated that he agreed with C. Bauer. He explained that Council made their decision and provided staff with direction to move forward with this option, so therefore he supported staff's recommendation.

C. Cook stated that financial decisions will need to be made later in the process, and would like to have the Finance Commissions input at that time. She said there was no value going backward in the process at this time.

C. Metropulos said he agreed with the other Councilmember's comments and he felt the Council should go forward with the decision that was made.

C. Warden stated that this project needs to move forward. He said the Council looked at all the elements that make up this project at that time. He requested that an update be given at every meeting to keep us on track. He stated that he would be willing to give an incentive to get this project completed on time. He said he was looking forward to a successful ground breaking next year.

Assistant City Manager Rich explained that staff had discussed an incentive bonus with KMG Architects for completing the project early. He explained

that the negotiated price for the project had come in lower than expected, and therefore the architects rejected that idea of an incentive because it was too time consuming to develop a formula. He said everyone felt that the set price was fair.

On motion by C. Wright, seconded by C. Cook, and approved unanimously, by to show of hands adopt:

Action: on motion by C. Wright, seconded by C. Cook, and approved unanimously, by show of hands to adopt:

Resolution No. 9316 approving a Professional Services Agreement with Kaplan McLaughlin Diaz (KMD) Architects to provide Architectural Services for the Police Facility/City Hall. (\$499,000)

C. Wright said staff might want to look at an incentive process for the construction phase of this project.

Biannual Review of Council Priority Calendar – Step One.

Assistant City Manager Rich explained this biannual process was developed to prioritize special projects and was used to focus on the communities priorities, along with the scope and timelines. He reported that once Council ranked the projects, a calendar would be developed that outlined where staff would focus their efforts for the next six months. He noted that 10 completed items would be removed from tracking. He explained that there were three items under Parks and Recreation that staff would like added to the ranking process as current projects: 1). Festival of the Arts; 2). Sister City Committee; and 3). City Playground Improvements.

He stated that staff was recommending that three Public Works projects be placed below the line with no further study done. These include: 1). Shuttle project; road plan and street lighting policy.

Assistant City Manager Rich reported that the Planning Commission priorities were ranked in this order: Downtown, Block 4 and the General Plan was last. He said these items would be discussed further in October.

City Manager Kersnar noted that this discussion would begin at the next Council meeting in anticipation of a joint meeting with the Planning Commission in October.

Assistant City Manager Rich explained that at the next meeting Council would be asked to rank the projects that had been added by the

Commissions, staff and Council. He noted that there were some projects that did not have project descriptions yet, but would be included for the next meeting. He reported that staff had provided an update on the top twelve projects that the Council considered the city-wide priorities for the next two years.

Mr. Long, 857 South Road., Vice President Central Neighborhood Association, stated that his homeowners group was interested in moving one of the Parks and Recreation Commission's priorities further up in the ranking. The Neighborhood Association would like the rehabilitation of the Patricia Warton Park, at the intersections of Notre Dame/North/ South Roads, placed number one on the Council priority list. He said his neighborhood didn't have many parks and this would be a benefit to the homeowners.

C. Cook asked if staff could provide the individual votes cast by the commissioners for these projects.

Council discussion ensued regarding the process for voting on these priorities.

Assistant City Manager Rich explained that staff would return at the next meeting so that Council could rank the projects.

NEW BUSINESS -

Discussion and direction regarding Council Room Improvements.

Parks and Recreation Director Mittelstadt explained that staff was requesting direction on three minor improvements to the Council meeting room at the Senior Center. The three improvements include: motorized drop down movie screen, curtain backdrop and a wireless electronic voting system. He noted that staff was recommending the drop down movie screen at this time.

City Manager Kersnar stated that these improvements had been budgeted in the General Facilities Fund, and that the screen was recommended because this was a labor saving feature.

City Manager Kersnar stated that direction could be provided by motion because the screen was less than \$5,000.

Action: On motion by C. Wright, seconded by C. Cook, and approved unanimously, by show of hands to direct staff to purchase the drop down movie screen for \$3,700.

BOARD, COMMISSION, COMMITTEE UPDATES, AND STAFF REPORTS

Council discussion and vote for two Arts Commissioners.

Council concurred that all the candidates had been outstanding.

Council voted for the top two candidates explaining that the top vote getter would serve a term of office until March, 2004, the second highest vote getter would serve a term of office until March, 2003.

C. Warden said he would like the person that is voted in as third to be appointed as an alternate so that Council would not have to go through another round of interviews if someone leaves the commission before the year is up.

City Attorney Savaree explained there wasn't an option in the ordinance that would allow for alternates at this time.

C. Warden requested that staff review the current policy and develop a process to create a list of alternates, to be appointed to a commission in case of a vacancy within the first year. Council concurred with this suggestion.

Action: on motion by C. Metropulos, seconded by C. Cook, and approved unanimously, by show of hands, to adopt,

Resolution No. 9317 making appointments to the Arts Commission for terms to expire on the first day of March 2003 (Feierbach); and March, 2004, (Davies).

ADJOURNMENT at this time, being 10:00 P.M. this meeting was adjourned.

George Metropulos

Clerk Pro Tem

Meeting tape recorded and video taped.

Tape No. 533